

Auckland Unitary Plan Proposed Plan Change 111 (Private): Hobsonville Grove

Auckland Council has accepted a private plan change request to the Auckland Unitary Plan (Operative in Part) from Austino New Zealand Limited under Schedule 1 to the Resource Management Act 1991 (RMA).

Proposed Private Plan Change 111 is a proposal that seeks to rezone approximately 10.7 hectares of land at 84 and 100 Hobsonville Road in a mix of Business – Light Industry, and Residential – Terrace Housing and Apartment Buildings and Mixed Housing Urban.

Approximately 3,851m² of 84 Hobsonville Road is owned by council and zoned for open space purposes to provide an esplanade link to Rawiri Stream. This land was approved for disposal by the council's Finance and Performance Committee on 19 May 2022 (subject to statutory requirements) and is sought to be rezoned from Open Space – Informal Recreation to Business – Light Industry as part of the private plan change.

The proposal also includes:

- The extension of the operative Hobsonville Corridor Precinct – Sub-precinct C to include 84 Hobsonville Road (Business – Light Industry zone)
- The application of the Stormwater Management Area – Flow 1 (**SMAF-1**) control across the entire plan change area
- The introduction of a new precinct, 'Hobsonville Grove' over 100 Hobsonville Road that is proposed to be zoned for residential purposes. The precinct provisions have been drafted to ensure that the land is not developed without the provision or guarantee of wastewater, water and transport infrastructure, and network connections in place. The precinct will also enable the establishment of a small-scale neighbourhood centre to cater to the day-to-day retail needs of future residents of the precinct.

No amendments are proposed to the existing Auckland Unitary Plan provisions as part of this plan change request.

The proposal may be viewed at www.aucklandcouncil.govt.nz/planchanges. If you have any questions about the application, please contact: Jess Dingle, Senior Policy Planner on 09 301 0101.

The following persons may make a submission on the proposal:

- The local authority in its own area may make a submission; and
- Any other person may make a submission but, if the person could gain an advantage in trade competition through the submission, then the person may do so only if the person is directly affected by an effect of the proposal that –
 - adversely affects the environment; and
 - does not relate to trade competition or the effects of trade competition.

You may make a submission by sending a written or electronic submission to Auckland Council at:

- Auckland Council, Unitary Plan Private Bag 92300, Auckland 1142, Attention: Planning Technician, or
- By using the electronic form on the Auckland Council website at www.aucklandcouncil.govt.nz/planchanges, or
- By email to: unitaryplan@aucklandcouncil.govt.nz ;or
- Lodging your submission in person at Auckland Council, Libraries or offices

The submission must be in form 5 and must state whether or not you wish to be heard in relation to your submission. Copies of this form are available to download at www.aucklandcouncil.govt.nz/planchanges or can be collected from any Library or Council office.

Submissions close on 29 April 2025

The process for public participation in the consideration of the proposal under the RMA is as follows.

- after the closing date for submission, Auckland Council must prepare a summary of decisions requested by submitters and give public notice of the availability of this summary and where the summary and submissions can be inspected; and
- there must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:

- any person representing a relevant aspect of the public interest;
- any person who has an interest in the proposal greater than the general public has;
- the local authority itself; and
- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- Auckland Council must give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision within 2 years of notifying the proposal and serve it on every person who made a submission at the same time; and
- any person who has made a submission has the right to appeal the decision on the proposed plan modification to the Environment Court if-
 - in relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the proposal; and
 - in the case of a proposal that is a proposed policy statement or plan, the appeal does not seek the withdrawal of the proposal as a whole.

John Duguid General Manager – Planning and Resource Consents
Notification date: 27 March 2025